



BROOK GAMBLE



Flat 33 Sovereign Court 21 Wannock Road, Eastbourne, BN22 7JQ

£79,950

Brook Gamble are delighted to be offering to the market this well presented chain free ground floor retirement apartment in the ever so popular Sovereign Court development, located on Eastbourne Seafront, in the Redoubt area of Eastbourne, the flat benefits from electric heating and uPVC double glazing. Sovereign Court offers a host of communal facilities including a residents Lounge and well equipped laundry, as well as a communal garden and residents parking facilities, and a guest suite that is bookable for friends of relatives (subject to availability and a small charge). With nearby local shops, and the seafront literally across the road, the position of this apartment is superb if you enjoy seafront walks, and seeing life go by.

Communal Entrance

Communal front door with entryphone system to Communal Entrance Hall.

Entrance Hall

Private front door to L-shaped Entrance Hall; with wall lights, entry phone handset, linen cupboard with insulated cylinder and slatted shelving.

Lounge 14'8 x 11'2 (4.47m x 3.40m)

Night storage heater, wall lights, UPVC double glazed window to front.

Kitchen 7'6 x 7'6 (2.29m x 2.29m)

Single drainer sink unit with mixer taps and cupboard below. Further range of drawers and base units with working surfaces over, incorporating four ring electric hob with cooker hood above. Space for fridge, further appliance space, built in electric oven, wall units, part tiling to walls.

Bedroom 14'9 x 8'2 (4.50m x 2.49m)

Built in mirror fronted sliding wardrobe cupboard with clothes rail and shelving. Wall lights, night storage heater, UPVC double glazed window to front.

Bathroom

Suite comprising panelled bath with mixer taps and handheld shower attachment. Low flush WC, pedestal wash basin, heated towel rail, light and shaver point, wall mounted electric heater, part tiling to walls.

Communal Facilities

Sovereign Court benefits from a Residents Lounge and Laundry Facilities, along with a Communal Garden and Residents parking facilities. And also a guest suite bookable in advance should you have a friend or relative wishing to stay. (Subject to availability)

Other Information

The seller has advised us of the following information, it is our advice that you should you agree to buy the apartment then this information is confirmed at the earliest opportunity by your chosen legal professional, as we have not seen the lease.

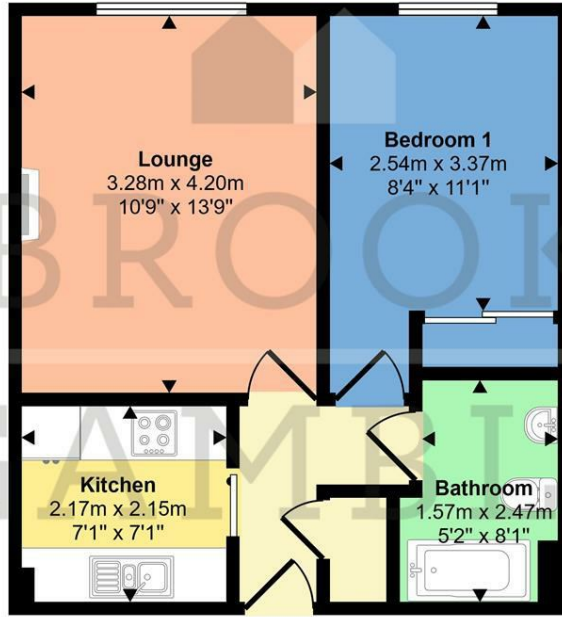
Lease: 99 from 1988

Ground Rent: £150pa

Maintenance: £719 per quarter

Floor Plan

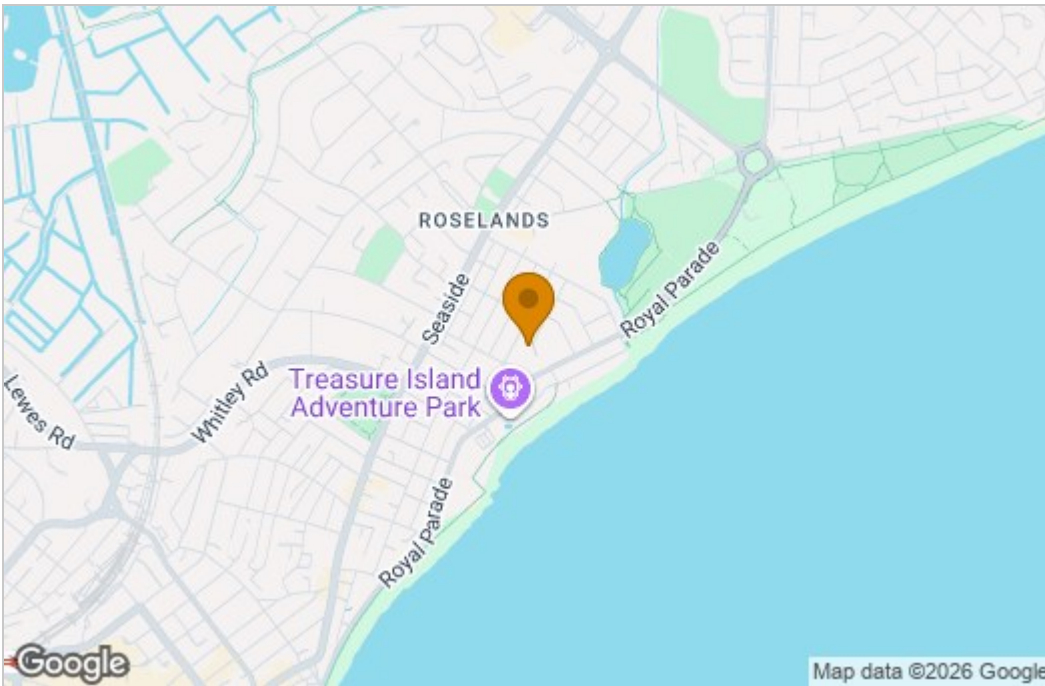
Approx Gross Internal Area
39 sq m / 420 sq ft



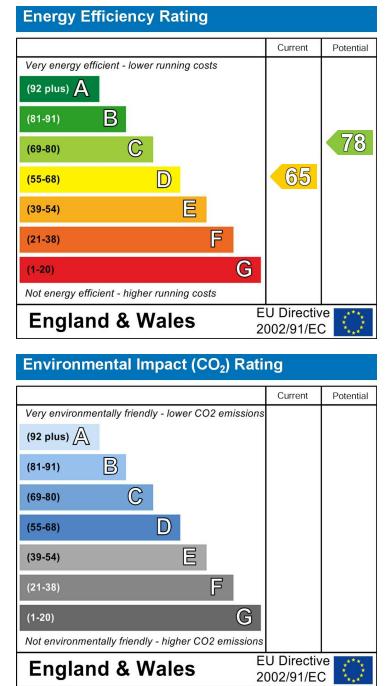
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.